

The Coach House, Beach Lane

Penarth, Vale of Glamorgan, CF64 1AN



A very characterful, converted coach house that offers spacious and versatile accommodation over three floors, close to the town centre and with a top floor kitchen, living space and roof terrace that has exceptional south facing views over the Bristol Channel. In all, the property comprises up to three bedrooms, the top floor living space, two bathrooms and a separate WC. As well as the roof terrace, the property also benefits from an off road parking space and half of the courtyard garden to the rear. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

OIRO £550,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall 4' 3" x 6' 5" (1.3m x 1.95m)

Tiled flooring with under floor heating. Stairs to the first floor with attractive oak handrail. Solid oak doors to the bedroom / sitting room, utility and bathroom. Tall traditional style column radiator. Controls for the under floor heating.

Bedroom 3 / Sitting Room 12' 3" x 17' 9" max (3.74m x 5.4m max)

A large room, currently utilised as a bedroom but equally suitable as a ground floor sitting room. Attractive painted stone walls to two sides. Two period style column radiators. Power points and TV point. Recessed lighting. Fitted carpet. Utility cupboard that has electric light, a fitted wooden work surface, wall mounted microwave, under counter fridge and power points. Fitted under stair storage and wardrobe. Low cupboard with gas meter.

Bathroom 9' 11" x 4' 1" (3.02m x 1.24m)

Tiled floor with under floor heating, and part tiled walls. Shower cubicle with overhead rainfall mixer shower, WC and basin with storage below. High level uPVC double glazed window to the rear with obscured glass. Period style column radiator with chrome towel rail. Extractor fan.

Utility 3' 8" x 5' 1" (1.13m x 1.54m)

Tiled floor with under floor heating. uPVC double glazed window to the rear. Plumbing for washing machine. Power points. Recessed lighting. High level electrical consumer unit and meter.

First Floor

Landing

Fitted carpet to the stairs and landing. Period style column radiator. Solid oak doors to both bedrooms and the WC. uPVC double glazed window to the rear with fitted Venetian blind. Feature balustrade with oak handrail.

Bedroom 1 9' 6" max x 18' 7" to en-suite (2.89m max x 5.67m to en-suite)

A spacious main bedroom with en-suite bathroom and a walk-in wardrobe. Fitted carpet. uPVC double glazed window to rear with Venetian blinds. Period style column radiator. Power points. The walk-in wardrobe is access from the bedroom and has fitted shelves and rails.

En-Suite 8' 2" x 7' 5" max (2.48m x 2.25m max)

Fully tiled floor and walls with part tiling and part timber cladding. Suite comprising a paneled bath with overhead rainfall mixer shower and glass screen and a basin with storage below. uPVC double glazed sash window with obscured glass and Venetian blinds. Period style column radiator with chrome towel rail. Recessed lights. Cupboard with gas combination boiler.

Bedroom 2 12' 8" into wardrobes x 15' 1" max (3.86m into wardrobes x 4.6m max)

Another large double bedroom, this time with deep fitted wardrobes across one wall, and three uPVC double glazed sash windows to the front with fitted Venetian blinds. Fitted carpet. Exposed stone wall to one side. Power points. Period style column radiator.

WC 3' 7" x 4' 0" (1.08m x 1.22m)

Tiled floor. Period style WC and basin. uPVC double glazed window to the rear with obscured glass and Venetian blind. Central heating radiator.

Second Floor

Landing

Engineered oak flooring. Built-in cupboard. Solid oak door to the living room. uPVC double glazed windows to the roof terrace. Period style column radiator. Feature balustrade with oak handrail.

Living / Dining Room 14' 9" max x 19' 5" max (4.5m max x 5.93m max)

A fantastically light, airy living space on the top floor of the property, with wonderful views over the Bristol Channel to the south, including a view of Flatholm, Steepholm and the the Somerset Coast. Engineered oak flooring throughout. uPVC double glazed sash windows to the front, a uPVC double glazed window to the side and double glazed windows and sliding doors onto the roof terrace. Power points and TV point. Central heating radiator. Open to the kitchen.

Kitchen 8' 2" max x 11' 6" max (2.5m max x 3.5m max)

A fitted kitchen comprising wall units and base units with shaker style doors and oak work surfaces. Range cooker with single electric oven and a five burner gas hob. Recess for fridge freezer. Plumbing for a dishwasher. One and a half bowl countersunk stainless steel sink. Fitted shelf. Power points.

Outside

Roof Terrace 14' 0" plus recess x 6' 11" (4.26m plus recess x 2.11m)

A spacious roof terrace with a southerly aspect and very impressive views across rooftops to the Bristol Channel. Hardwood decking. Outside light. Plenty of space for a table and chairs.

Garden

The property owns half of the courtyard garden to the rear, laid to block paving. Outside tap and lights. Original stone wall to one side.

Additional Information

Tenure

The property is held on a freehold basis (WA126625).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for 2024/25.

Approximate Gross Internal Area

1358 sq ft / 126.2 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. There is fibre broadband to the property.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes
© 2025 Viewplan.co.uk



The Coach House, Beach Lane, Penarth, Vale of Glamorgan, CF64 1AN













The Coach House, Beach Lane, Penarth, Vale of Glamorgan, CF64 1AN



The Coach House, Beach Lane, Penarth, Vale of Glamorgan, CF64 1AN

